

MINUTES OF THE MEETING

18 May 2000

Projects Reviewed

Convened: 9:00am

Seattle Center Performance Hall
Libraries For All
Raynproof Roofing
South Lake Union Park Master Plan / Wharf Restoration
Urban Design Forum
Municipal Civic Center

Adjourned: 5:00pm

Commissioners Present

Rick Sundberg
Moe Batra
Ralph Cipriani
Jeff Girvin
Nora Jaso
Jack Mackie
Peter Miller
Cary Moon

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Kelly Walker

18 May 2000 Project: **Seattle Center Performance Hall**

Phase: Schematic

Previous Review: 20 January 00 (Conceptual); 19 February 98 (Conceptual Briefing)

Presenters: Kathryn Gustafson, Landscape Designer

Mark Reddington, LMN

Shelly Yapp, Seattle Center

Attendees: David Brewster, Town Hall

Cath Brunner, King County Public Art Program

Barbara Goldstein, Seattle Arts Commission

Kurt Kiefer, Seattle Arts Commission

Sara Levin, City Budget Office

Shannon Nichol, Gustafson Partners Ltd.

Wendy Pautz, LMN

Scott Surdyke, Northwest Design Review Board

Rob Widmeyer, LMN

Time: 1.5 hours (SDC Ref. # 169 | DC00150)

Action: The Commission appreciates the articulate presentation and makes the following comments and recommendations.

- **The Commission approves the schematic design and would like the project team to consider the following issues during design development:**
 - **carefully consider how the Mercer Street elevation will be perceived at all times of the day and to refine the details accordingly;**
 - **would like to see a formal design presentation on the larger “theater district,” especially as it extends beyond Seattle Center toward Roy Street;**
 - **carefully consider the issues of massing, materials and lighting in the design of the fly tower, as it will be a prominent presence in the skyline;**
 - **since artwork will be an important component of the theater would like to review the “art report” on the existing facility’s art collection; strongly encourages the team to maintain existing art pieces that were commissioned specifically for the Opera House and to place them in appropriate spaces in the new Performance Hall after consulting the artists who created the works;**
 - **strongly supports the “contra lane” component on Mercer Street that will work to calm traffic;**
 - **looks forward to seeing further development of the pedestrian bridge and stair as it lands near the Performance Hall entrance and relates to the lobby;**
 - **is encouraged by the presence of the stair “notch” on the Mercer Street façade of the garage in the proposed design;**
 - **suggests that the team create social spaces to dwell in — rather than through-ways — both in the plaza and in front of the Performance Hall on Mercer Street; and**
- **commends the team’s exceptional and creative use of lighting as a design element.**

The design team for the Seattle Center Performance Hall project presented their schematic design. The team is trying to establish relationships with existing conditions at Seattle Center and the lower Queen Anne neighborhood. The proposal calls to relocate the loading dock from its current and prominent position on Mercer Street, to the south side of the theater. The lecture hall, stage door and performance hall lobby will all be accessible from Mercer Street; a public gathering area will be located on the west side of the building. The team is working on a concept for illustrating the actual performances on the exterior of the building and for strengthening the relationship between the audience and the stage.

The lowest level of the theater will house the basement and support spaces. The stage level will include access to upper balconies and a seating area that will overlook a café. There will be two upper balconies and donor reception rooms. An outer lobby courtyard, café, gift shop, ticket counter will be located on the south side and during the summer months, the doors will open to create a seamless indoor/outdoor space.

Three primary adjustments will be made in the auditorium. The stage will be modified to establish a stronger relationship with the overall house. The side walls will be moved in and the existing poor seating will be eliminated in the process. Seating boxes will be added that will be angled to face the stage. “Punched” volumes on the side walls will be highlighted with red light that will be visible on the exterior. Additionally, in an effort to accommodate extensive productions, the fly loft will be extended 25-feet higher than the current facility.

The landscape designer, Kathryn Gustafson, is proposing a series of colored glass planes along Mercer Street in front of the Performance Hall; the colored glass planes will signal access points into the larger Center and theaters. Gustafson has designated three sections of the program: the entry on Mercer Street, the courtyard, and the entry on the south side. The proposal for the Mercer Street entry calls for glass canopies and possibly a water feature. The landscape designer is also developing a concept for a theatrical scrim component that will move through the interior and exterior of the building and across the street to the parking garage. Colored glass canopies will also be located on the pedestrian bridge that leads to the parking garage.

Additionally, the designer is developing a concept for a volume of space within the scrim area. The overhead area will be defined by the scrim, a wall will define one side and open space the other, and the ground plane will define the area below. Further, the proposal calls to frame the view of the International Fountain through the courtyard adjacent to the Phelps Center.

Regarding the high traffic component on Mercer Street, because it is not possible to remove any of the active automobile lanes, Gustafson’s proposal calls to incorporate a “contra alley” that could accommodate visitor drop-off. In an effort to articulate the drop-off area, the paving from the sidewalk will extend into the street to meet the contra alley.

The arts manager, Cath Brunner, has completed interviews with key project planners and is in the process of developing an art plan and determining the best use of private donations. Brunner is seeking an artist who works well with light to help flesh out the overall design concepts. Brunner is also looking for the optimum locations for six existing works of art.

Key Visitor Comments and Concerns

- Suggests that the prominent tower on the exterior of the building — that will result from the increased fly loft—be treated as a sculptural and landmark-type feature. Would like to see more

exploration of materials on the extensive façade along Mercer Street.

Key Commissioner Comments and Concerns

- Would like to know how the building will read in the day light.
 - Proponents stated that the exterior surfaces and finishes will respond to sunlight and gray days in equally interesting ways—such as the way the edges of the theatrical scrims will respond to light. Also noted that the relationships that will be established with the surrounding landscape will work to enliven the space.
- Suggests that the team select a variety of materials that work with light under a variety of conditions. Would like to know if it is possible to make the lecture hall visible from the street; feels that this detail could work to animate the block.
- Noted that the opera house currently holds numerous pieces of artwork that were specifically commissioned for the theater and that new spaces should be designed to accommodate these pieces.
 - Proponents stated that they have developed a comprehensive list of works that should be saved; the Commissioner is welcome to review the document.
- Suggests that the proponents consult with the artist on how best to relocate the art pieces within the theater or off site. Also feels that the 1% for art should be applied to the entire project budget
- Feels that attention to a sense of arrival should begin well outside of the Center. Is concerned about the pedestrian experience on the north side of Mercer Street and feels that the sidewalk should be wider.
- Applauds the contra alley proposal for Mercer Street. Would like to know if there is a possibility for a 9:00 – 5:00 café within the Performance Hall complex.
 - Proponents stated that their hope is that the site will come alive on a daily basis and that an outdoor café would help to achieve this goal.
- Feels that the north *and* south sides of Mercer Street need to be animated and can imagine the area in front of the lecture hall as a social gathering space.

18 May 2000 Project: **Libraries For All**

Phase: Briefing on Branches

Previous Related Review: 06 April 00 (Delridge Library – Schematic)

Presenters: Alex Harris, Seattle Public Library
Lisa Richmond, Seattle Arts Commission

Attendees: Marilyn Gardner, City Budget Office
Barbara Goldstein, Seattle Arts Commission
Jess Harris, Department of Design Construction and Land Use
Kurt Kiefer, Seattle Arts Commission

Time: .75 hour (SDC Ref. # 169 | DC00013)

Action: The Commission appreciates the briefing and makes the following comments and recommendations.

- **The Design Commission commends the Libraries For All team for their bold and progressive support of the City's 1% for Art; encourages art as an integral component rather than an applied or decorative feature;**
- **is encouraged and excited by the recognized significance of landscaping in all branch library projects and applauds the team for saving mature trees where possible;**
- **applauds the community partnership concept and sustainability goals of the Libraries for All Program; and**
- **hopes that the team will not be too constrained by budgetary concerns during site selection.**

Alex Harris of the Seattle Public Library (SPL) and Lisa Richmond of the Seattle Arts Commission (SAC), presented a briefing on the design goals and art plans for the *Libraries for All Program*.

Regarding the Library's goals toward landscape and sustainability, because most project sites are short on open space, they will be unable to achieve their optimum landscape goals. However, project teams will work to create as much green space as the sites will allow. Additionally, the Library Board has adopted a policy of preservation of significant trees and has developed an inventory that will be provided to all project architects. Regarding sustainability, all projects will strive for a silver rating. Architects are selected — in part — based on their sensitivity toward sustainable design. The Central Library project has already achieved 29 of the 39 minimum project requirements. Additionally, each branch project team will work with their contractors to reuse and use suitable materials.

The SAC has been assisting the SPL in creating an overall art plan for the *Libraries for All Program*. Regarding the Central Library, SAC and the Library Board anticipate the art program to be highly visionary. Nancy Spector of the Guggenheim Museum has been recommended for the position of the art manager who will work with the architect to develop a specific art plan. In addition to making provisions for existing art, the plan will enjoy an international perspective. The art budget for the Central Library is \$900,000. The art budgets for the branch libraries will vary between \$1,200 to \$34,000. The art plan for each branch will be site specific and will include a vision for art that will extend into the future life of the library. The programs will include; pairs of artists working as a team; employing artists from the SAC roster; using "Local Legend" artists; working with rotating exhibits and making provisions for future art opportunities.

The *Libraries for All Program* has committed 1% of private funds for art in addition to the required 1%

of public dollars. Barbara Goldstein of the SAC noted that the SPL has been remarkably open and creative with regards to the art program and has set a high standard for recruiting financial gifts from private donors.

According to the SPL, the “Architectural Design Goals for the *Libraries for All Program*” include the following.

1. *Citizens can be proud of what their investment of public resources has purchased*
 - *Enduring quality, civic presence*
 - *Distinguish design, compatible with communities and urban contexts.*
2. *Sensitive preservation of historic buildings old and new. Additions will honor historic quality and not detract from buildings.*
3. *All libraries will be clearly identifiable as welcoming public facilities, even if co-located with other public or private functions. The libraries will be accessible to people with handicaps, as well as accessible in the broadest sense to people in all reaches of our community.*
4. *Buildings’ design and siting should “reach out and touch” users of all ages and from many different cultures in our community.*
5. *Art will be incorporated to add depth and visual interest to the buildings.*
6. *Designs will reflect an awareness of the landscape and site influences.*
7. *Designs will consciously and carefully use light and materials, reflecting the region and environmental sensitivity.*
 - *Example: roof forms, what materials look like wet and dry, low-impact materials (to extent compatible with durability).*
8. *Public awareness of design processes and opportunities for involvement will be extensive.*
9. *Buildings will function effectively as libraries and workplaces.*
10. *Buildings will be flexible to respond to changing technology, demographics, and needs.*

Key Commissioner Comments and Concerns

- Would like to know if literary artists are being considered.
 - Proponents stated that literary artists are being considered and are considered an ideal partner in the art program.
- Would like to know how artist partnerships will be assembled.
 - Proponents stated that an experienced public artist will be selected, in part, based on their willingness to collaborate. Extensive outreach will be performed in order to develop a pool of local artists who will then be selected for specific projects by a panel that will include a public artist. The quality of each potential artist’s work will be of paramount importance. Additionally, the SAC and SPL appreciate that some artists may not be accustomed to working collaboratively and so will work to pair them with artists who are more experienced in this process.

- Suggests that there are ways to find common threads within the local ethnic communities that will help create a more holistic artwork.
- Urges the team to bring a landscape architect on board at an early stage in an effort to establish a cohesive relationship with the overall design of the site.
 - Proponents stated that many of the projects that have already come before the Commission have been funded by partnerships that are inflexible in terms of scheduling. Further stated that future projects—especially those beginning from the ground up—will better represent the SPL’s approach toward landscape architecture.
- Hopes for a balanced perspective in the site selection process that will leave room for an honest design team approach.
 - Proponents stated that although it is often a challenge to balance the desires of the neighborhood and the needs and goals of the *Libraries for All Program*, the team always consults the neighborhood plans which may require them to revise their site selection criteria.
- Feels that the team needs to take a different approach toward the art plan for the Central Library. Strongly feels that the building design—which needs to be recognized as art—should not be compromised by the art plan.
 - Proponents stated that the architect for the Central Library supports the recommendation of Nancy Spector.
- Alternatively, feels that existing Central Library art work needs to be carefully considered.

18 May 2000 Project: **Raynproof Roofing**
Phase: Street Vacation - Final
Previous Review: 19 August 99 (Street Vacation Briefing)
Presenter: Debra Eby Ricci, Attorney
Don Goe, Van Horne and Van Horne Architects
Dan Rheaume, Owner, Raynproof Roofing
Attendees: Beverly Barnett, SEATRAN
Marilyn Senour, SEATRAN
Time: .5 hour (SDC Ref. # 170 | DC00078)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **While empathetic with the proponent's position, it is divided on the direction of the proposal and not fully satisfied that the project provides sufficient public benefit; therefore, it cannot support the vacation proposal at this time; and**
- **as an alternative to an outright vacation, encourages the proponent to seek a street use permit.**

The owner of Raynproof Roofing in West Seattle, Dan Rheaume, is requesting a partial street vacation of 16th Avenue Southwest to better accommodate their truck loading needs. The development to the east of 16th Avenue Southwest includes a sidewalk and 28-foot wide paving width. The remaining undeveloped street right of way on the west side of the street is the area where the partial street vacation is requested and would enhance the proponent's loading space.

According to the owner's "Statement of Reasons for the Partial Vacation": "The flat site available is not adequate for the truck movements needed by the owner's roofing business. He has therefore requested a street vacation to gain enough flat area to make the site adequate for this business operation." At this location, the street serves five properties that the owner claims will not be infringed upon by the additional paving width. In addition to providing added room for truck mobility, the vacation would give more complete functional use of the overall site to the owner's warehouse.

Because there are few opportunities to provide a public benefit in the site area, the proponent met with the Parks Department who indicated that one of their structural facilities in Lincoln Park is in need of a new roof. Therefore, the proponent's proposal is to provide a new roof for this building by way of achieving the City's public benefit requirement. Proponent noted that at a previous meeting, the Design Commission suggested that they seek an in-kind public benefit. The owner further noted that his business was relocated from Harbor Island to the current location and that although he would like it to remain where it is, he is concerned that without the street vacation the business cannot operate and will have to move.

A representative from Seattle Transportation (Seatran) noted that considerable effort has been shown by the proponent to be responsive to make the project work for all parties affected. However, Seatran does not believe that the vacation is warranted and that loading access could be accommodated through a street use permit.

The owner's legal council noted that the owner is in need of taking out a bank loan to finance improvements to his business. Correspondingly, because banks are asking for a permanent site contract as a condition of financing, the owner is concerned that because a street use permit is revocable within 60

days, there would not be sufficient time to warrant the investment.

Key Commissioner Comments and Concerns

- Would like to know Seatran's policy toward revoking of Street Use Permits.
 - The Seatran representative stated that they do not typically revoke permits in industrial areas but the terms are clearly stated as "revocable."
- Would like to know the likelihood that future developments will need unobstructed access to the right-of-way.
 - The Seatran representative stated that the area is currently being developed and that other property owners are in the process of making street improvements. Feels that the current developments will remain for at least 50 years. Is empathetic to the proponent's predicament.
- Is concerned about permanently relinquishing the public right-of-way because it cannot conclusively be predicted that the area will not be developed in the future. Is also concerned that the Parks Department is setting a poor precedent by taking advantage of this situation.
- Does not believe that the proponent's proposal to the Parks Department represents a long-term public benefit.
 - Proponent stated that the roof they are proposing is a 20 year system and that with proper maintenance, may last longer.
- A minority of the Design Commission felt that permanently relinquishing the right of way in this case would not inhibit future development of the area, and that a street use permit was not adequate for the proponents' needs. Also felt that the proponents' proposal to the parks department represented a long-term benefit, and that the parks department was not taking advantage of the opportunities because the alternative was suggested by the Design Commission.

18 MAY 2000 **COMMISSION BUSINESS**

ACTION ITEMS

A. Timesheets

B. Minutes from 20 April 2000

ACTION ITEMS

C. CNU Conference, 15 – 18 June

DISCUSSION ITEMS

D. Design Commission Recruitment / Rahaim

E. P/4 Update

Sara Levin of the City Budget Office presented an update on the City's public / private partnership review panel and corresponding protocol.

18 May 2000 Project: **South Lake Union Park Master Plan / Wharf**

Phase: Scope Briefing / Update

Previous Review: 02.17.00 (Briefing); 08.20.98 (Update); 04.02.98 (Briefing)

Presenter: Don Harris, Department of Parks and Recreation

David Hewitt, Hewitt Architects

Dave Pierce, Peratrovich, Nottingham, Drage

Attendees: Jeff Benesi, Hewitt Architects

Robin Kordik, Department of Parks and Recreation

Sara Levin, City Budget Office

Pete Marshall, Department of Parks and Recreation

Tony Puma, Consultant

Robert Sittig, Maritime Heritage Foundation

Kris Snider, Hewitt Architects

Nathan Torgelson, Office of Economic Development

Bill Van Vlack, Maritime Heritage Foundation

Time: 1.0 hour (SDC Ref. # 169 | DC00051)

Action: The Commission appreciates the concise and thorough presentation and makes the following comments and recommendations.

- **The Design Commission feels that the wharf design is a “sweet first gesture” and recognizes its significance as the first phase of a larger redevelopment project;**
- **feels that the design team has provided ample social spaces for people to dwell in that will help to reinvigorate the site;**
- **suggests that the team continue to look for ways to optimize viewing of maritime vessels and supports a minimal railing scheme that will maximize the experience of the site;**
- **urges the team to require that any potential retail components within the site take an authentic approach;**
- **encourages the team to reveal the dynamics of the lake and explore options for both water and land features; and**
- **suggests that as the future building design develops, that the design gracefully integrates the interior and exterior spaces;**

The project team for the South Lake Union project presented an update on the master plan. The team noted that after an April hearing, the City Council approved \$3.4 million for site improvements. The Maritime Heritage Museum has garnered private funding to move forward with building renovations and other site and wharf improvements.

David Hewitt, of Hewitt Architects, is the lead designer on the Maritime Heritage Center renovation project. Hewitt feels that this project represents a first gesture at creating a comprehensive park at South Lake Union. Further, the architect likens the Wharf to a stage upon which to view the maritime vessels. Hewitt is taking a simple, unadorned and elegant design approach. Programmatic details of the design will include the path leading to the Wharf; the gateways to the docks and gangways; a possible tower “lens” lighthouse structure; and terraces along the base of the building that will provide elevated seating

and views. Up lighting along the base of the building and bollards will serve as the exterior lighting components. Also, glass prisms that reflect light will be embedded into the new pier as a strategy to deter salmon predators in the waters below. More, potential access to the tired roof structure could provide elevated views to the water. Additionally, the team is looking for opportunities for interpretive displays including on the site railing.

Key Commissioner Comments and Concerns

- Would like to know if the team has considered bringing the Ferry Kalakala to the site.
 - Proponents stated that the vessel is quite large and therefore would exceed to the length of the pier. The goal is to keep the eastern portion of the site unencumbered.
- Feels that the signage package will be crucial. Strongly feels that the project team should take a rigorous approach toward bringing in authentic retail components versus more tourist driven attractions.
 - Proponents stated that because this project is the result of a partnership between the Parks Department and the Maritime Heritage Museum, the public ownership will limit the amount and type of retail.
- Encourages the team to carefully examine the ecosystem in relation to its urban condition.
 - Proponents stated that the master plan calls for this level of analysis.
- Urges the team to follow the lead of the current design that does not incorporate a railing on the piers. Feels that it makes for a more dynamic and exciting experience.
 - Proponents stated that while they would prefer not to incorporate a railing, they have to consider the safety of the visitors to the site.

18 May 2000 Project: **Urban Design Forum**

Phase: Briefing / Update

Previous Review: 06 April 00 (Briefing / Update)

Presenter: John Rahaim, CityDesign

Attendees: Marty Curry, Planning Commission

Time: .5 hour (SDC Ref. # DC00046)

Action: The Commission appreciates the update and looks forward to participating in the Forum in early June.

The Urban Design Forum will be held on June 1st, 2nd and 3rd and will focus on place making in key areas of the city. The Forum project team will lay the foundation for the Forum's urban design framework and discussions by conducting mapping exercises and research of private sector projects since 1985. The Forum will focus on "connections" that will address the gaps between the established or planned areas.

18 May 2000 Project: **Municipal Civic Center**

Phase: Concept Briefing

Previous Review: 04.20.00 (Open Space Conceptual Design); 03.16.00 (City Hall / Schematic Design Concept); 12.02.99 (Scope Briefing)

Presenter: Peter Bohlin, Bassetti / Bohlin Cywinski Jackson
Marilyn Brockman, Bassetti / Bohlin Cywinski Jackson
Kathryn Gustafson, Gustafson Partners Ltd.

Attendees: Lee Belland, City Budget Office
Beliz Brother, Lead Artist, Civic Center
Patrick Doherty, Department of Design Construction and Land Use
Barbara Goldstein, Seattle Arts Commission
Jennifer Guthrie, Gustafson Partners Ltd.
Ken Johnsen, Shiels Obletz Johnsen
Monica Lake, Executive Services Department
Tina Lindinger, Bassetti/Bohlin Cywinski Jackson
Todd Lynch, Bassetti/Bohlin Cywinski Jackson
Brian Pavlovec, KPFF Consulting Engineers
Janet Pelz, Shiels Obletz Johnsen
Jerry Suder, Department of Design Construction and Land Use
Barbara Swift, Swift and Company
Brad Tong, Shiels Obletz Johnsen

Time: 2.0 hour (SDC Ref. # 169 | DC00139)

Action: The Commission appreciates the briefing and the opportunity to take part in an informal discussion of the project; looks forward to a formal review and update when the current phase of design is complete.

During an informal discussion with the Design Commission, the Civic Center project team presented a design update on critical areas of the project using drawings and models to illustrate the concepts. The team noted that in addition to the Design Commission presentations, they have held and participated in 12 public meetings to gain feedback on the project.

The issues discussed during the update included: options for the plaza; adjacent spaces; general access; and exterior and interior design revisions. The building design includes one main lobby for all governmental related activities, and contains the concierge desk, customer service offices, and public rooms within the building, and an entrance to the public reception room. There are multiple public entrances to the building: one principal entrance directly off of Fifth Avenue, another principal and ceremonial entrance accessed from Fourth Avenue through the Civic Plaza, and two less formal points of entry approached from the Fourth Avenue or Cherry Street sides of the block. There is no formal “lobby” on Fourth Avenue that relates to governmental functions of the building. The ultimate goal is to unify as many of the interior spaces as possible and to cause all access points to meet at the central entry stair.

The Civic Plaza and building interior provide a variety of opportunities for spontaneous and programmed events. The Civic Plaza is elevated and extends over the roof of the building at the corner of Fourth Avenue and Cherry Street. The plaza includes a pergola along the north edge to create visual interest that will help focus attention inward on the plaza and out to the western view of the Sound rather than on the Columbia Tower across the street.

The team has rejected a stone portal entry at Fourth Avenue in lieu of lighter structural members. Slim columns will articulate the length of the Fifth Avenue facade. Glazing over the central lobby has been revised from previously presented designs. Roof glazing is now located to highlight physical elements within the space below, such as the water feature along the stair, the wall of the Council Chamber, and the intersection with the office block. A curved glazing wall adjacent defining the Fourth Avenue façade and inset from the plaza, will be comprised of doors that will be able to pivot open during good weather and provide access to the plaza; public seating and a café will also be located in this area.

Some continuing design concerns include providing a stronger Fourth Avenue façade and creating a stronger circulation path between Fourth and Fifth Avenues. The design team presented two options for the plaza design, responding to previous concerns voiced by the Design Commission that universal access to all areas of the plaza be provided. One concept involves extensive ramping along James Street and into the plaza, with an elevator in the center of the block between Fourth and Fifth Avenues that would lead to the ramp. The other involves dropping the plaza to the level of Fourth Avenue. The design team explained that the lowering of the plaza to Fourth Avenue is the preferred scheme from the Client Group's perspective and is the direction the design team is undertaking.

Key Commissioner Comments and Concerns

- Likes the way the terraces appear to be emerging from Fourth Avenue; feels this is a positive approach to the site.
- Feels that the current design for the plaza is working well but is concerned that the primary activity of the building will occur on Fifth Avenue. Feels that if one is occupying the space adjacent to the “red wall,” that the civic building would disappear. Feels that this approach is moving further away from achieving the goal of the third face of government that calls to make the relationship between government and citizens visible. Encourages the team establish more integration between the civic program and public spaces.
 - Proponents stated that the goal was to provide public space on a number of levels and that the design establishes a variety of usable and efficient outdoor spaces.
- Feels that the current plaza design represents a tremendous improvement and perceives a permeability of the spaces.
- Is concerned that the metaphor of government and goal of creating access and visibility of government to citizens has been lost.
 - Proponents expressed their disagreement and suggested that the perception and understanding of the metaphor be revised.
- Feels that it should be made more clear that the Fifth Avenue entry is the primary entrance and that the Fourth Avenue entry is a passage way in. Feels that an attraction, such as an exhibition space, will be necessary at the Fourth Avenue entry that will invite people in.
- Feels that more than a commensurate share of the project's success is being placed on the open space and doesn't see the same level of excitement in the building.
 - On a different note, proponent stated that the team has been asked to provide 3,500 square-feet of exterior open space and 5,500 square-feet of interior space for a child care facility. Further stated that the overriding preference is to place it at Key Tower on the Sixth Avenue side of the block, although others have suggested the area between Third

and Fourth Avenues. Proponent further noted that it is possible to place it on the current Public Safety building block with an elevated play area between the mid-block crossings.